

**AGENDA**  
**Cascade Charter Township Planning Commission**  
**Monday, August 8, 2022**  
**7:00 pm**  
**2870 Jacksmith Ave**

*Public may access the meeting via video conference software Zoom*  
<https://us02web.zoom.us/j/87044149458>

**Meeting ID: 870 4414 9458**  
**By Phone: +1 301 715 8592**

- ARTICLE 1. Call the meeting to order  
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the Flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Disclose any Conflict of Interest**
- ARTICLE 5. Approve the Minutes of the July 11, 2022 Meeting**
- ARTICLE 6. Approve the Minutes of the July 18, 2022 Meeting**
- ARTICLE 7. Acknowledge visitors and those wishing to speak.  
(Comments are limited to five minutes per speaker)**
- ARTICLE 8. Case #22-3722/Postma  
Public Hearing  
Property Address: 5479 Ranger Hills Dr  
Requested Action: The applicant is requesting approval of a Special Use Permit  
for an accessory building over 832 sq ft.**
- ARTICLE 9. Old Business**
- ARTICLE 10. Any Other Business**
- ARTICLE 11. Acknowledge visitors and those wishing to speak.  
(Comments are limited to five minutes per speaker)**
- ARTICLE 12. Adjournment**

**Meeting format**

- 1. Staff Presentation** *Staff report and recommendation*
- 2. Project presentation-** *Applicant presentation and explanation of project*
  - a. PUBLIC HEARINGS**
    - i. Open Public Hearing.** *Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants*
    - ii. Close public hearing**
- 3. Commission discussion –** *May ask for clarification from applicant, staff or public*
- 4. Commission decision - Options**
  - a. Table the decision** *d. Approve with conditions*
  - b. Deny** *e. Recommendation to Township Board*
  - c. Approve**

**Minutes**  
Cascade Charter Township  
Planning Commission  
Monday, July 11, 2022  
7:00 P.M.  
2870 Jacksmith Ave SE

- ARTICLE 1.** Chair Noordyke called the meeting to order at 7:00 P.M.  
Members Present: Noordhoek, Rowland, Rissi, Moxley, Noordyke, Deering, Rapin, Korstange and Engel  
Members Absent: None  
Others Present: Planning Director Brian Hilbrands, Laura Genovich of Foster and Swift, and those listed on the sign-in sheet.
- ARTICLE 2.** **Pledge of Allegiance**
- ARTICLE 3.** **Approve the current Agenda**  
**Motion was made by Member Deering to approve the current Agenda. Supported by Member Moxley. Motion carried 9 to 0.**
- ARTICLE 4.** **Disclose any Conflicts of Interest**  
There were not any conflicts of interest disclosed.
- ARTICLE 5.** **Approve the Minutes of the June 6, 2022 Meeting**  
Member Rapin noticed an error in the title of Article 9, the word “area” is missing an “a”.  
Member Engel stated in Article 10 that “hopeful” should be changed to “hope”.  
Motion was made by Member Rapin to approve the minutes of June 6, 2022, with the previously mentioned edits. Supported by Member Korstange. Motion carried 9 to 0.
- ARTICLE 6.** **Accept the Minutes of the Composting Use Subcommittee Meetings**  
Motion was made by Member Rissi to accept the minutes of the Composting Use Subcommittee meetings. Supported by Member Rapin. Motion carried 9 to 0.
- ARTICLE 7.** **Acknowledge visitors and those wishing to speak.**  
There was no one that wished to speak.
- ARTICLE 8.** **Case #22-3719/Cascade Charter Township**  
**Requested Action:** Planning Commission recommendation to amend the Zoning Ordinance to allow commercial composting as a special use in the ARC, FP, and I zoning districts.

Planning Director Hilbrands gave an update. The draft of the possible amendments from the zoning ordinance was given to each member at the June 6<sup>th</sup> meeting and two changes have since been made. At the previous meeting, there was discussion on whether to consider woodchips as composting intake and if the township should require negative aeration at composting sites. Changes were made to the definition of composting intake, clarifying that it does not include inventory or bulk items. There was also a change to state that negative aeration is not the only way to mitigate odor. Planning Director Hilbrands encouraged the committee to discuss further Wormies' potential soil blending operation where they will take finished compost and mix it with intaks, such as topsoil, to create different soil blends. The committee needed to decide whether the material used in this operation should be counted towards the total allowed input/output of composting material, or if it should be treated as an accessory to composting use.

Planning Director Hilbrands clarified that Wormie's worms had been fed and they allowed Wormies to bring in a specific amount of product to do so.

Member Rissi pointed out that the minutes from a previous composting special committee meeting had an error stating 20,000 acres, instead of 20 acres.

**Motion was made by Member Rapin to open public hearing. Supported by Member Deering. Motion carried 9 to 0.**

Planning Director Hilbrands explains that the zoning ordinance amendment requires sending the amendment to neighboring municipalities. Ada Township's Director of Planning, John Said, responded back with a letter with the following comments:

- The specific location of a composting facility in the location on Whitneyville Road south of 52nd Street would not appear to raise any concerns for Ada Township, due to its distance from our community; however, the planned allowance of such facilities in the ARC (Agriculture Rural Conservation) District raises some concerns, even when allowed only as a special use.
- If such uses were proposed in ARC areas close to Ada Township residential areas, concerns will arise regarding potential odors, truck traffic and similar effects. This is all exacerbated by the potential transition of operations into larger-scale business activities than approved by the Township, without Township knowledge.
- It is not perceived that such a use would be consistent with the legislative intent of the ARC District, as identified in Sec. 7.02 of the Cascade Township Zoning Ordinance. The intent appears to clearly identify the areas in these districts for agriculture, open space, and low-density residential uses. A commercial composting facility would appear to be inconsistent with this intent and these uses.

Planning Director Hilbrands also received two letters of support for the new ordinance amendments.

**Motion was made by Member Rissi to close public hearing. Supported by Member Rapin. Motion carried 9 to 0.**

Planning Director Hilbrands clarified a question pertaining to section 7.02 stating he did look into chapter 7. In summary, that section is intended to conserve land suitable for agriculture and other specialized rural uses. In Planning Commission and subcommittee discussions, he believed they had viewed composting as a rural use with potential harm to neighbors. This is why they created conditions that must be met.

Member Noordhoek disagreed with allowing a commercial operation in the agricultural district: he felt that the size of the parcel with residential houses right next door was not a good fit. Member Korstange explained that this is a special use, meaning individuals must apply and present to the board to use their property in this way.

Member Rowland expressed concern with hours of operation saying that 9:00 pm was too late to allow operations, even though the commercial noise ordinance restricts volume after 10:00 pm and the residential one doesn't restrict volume until 11:00 pm. Member Korstange stated that there were numerous discussions on the timing of the operation at subcommittee meetings, and the time selected was what everyone agreed on.

Member Rissi questioned if our conditions are strong enough to ensure applicants for this special use will not branch into something bigger than approved. Planning Director Hilbrands said he shared some of the same concerns, but that is why they included specific conditions such as an annual review and a strict operational area to limit special use to its intended purpose. Also, if there are neighbor complaints, the committee can request applicants come back in front of the board.

Chair Noordyke suggested adding to number 7 that the planning commission may modify or edit an approved special use permit at its discretion. Attorney Genovich advised the board to proceed with caution when amending approved permits, while also providing ways the board can circumvent future amendments. She suggested alternatives including setting different hours of operation depending on the district's zoning and requiring restricted hours as a condition of the special use permit.

The committee continued to have varying opinions on the timing of operation. Some members believed that having shorter hours would better preserve the agricultural area while also adhering to potential neighbor complaints and wishes. Others thought that the ordinance was already strict enough and that there are enough regulations in place to ensure compliance of residents wishing to apply for this special use permit.

Chair Noordyke moved on to discuss the accessory mixing operation, he believed it should be included in the 3,000 square feet that would be counted as inventory items. There were concerns about mixing and that the amount would exceed the 3,000 square feet allowed, once piles were combined. Member Rissi clarified that an operation may have a maximum of 4,500 cubic yards of compost, composting intake, and finished compost on-site at any one time, with no more than 1,000 yards being composting intake.

Luis Chen (5745 Whitneyville) explained that composting intakes reduce by 50% of the original volume by the end of the composting process, so there won't be a surplus after mixing.

Member Rowland inquired about number 10 and what would be considered reasonable action to take. It was stated that it would be difficult to set requirements for technology because there are always newer and better products being invented. Keeping this section broad allowed for leniency for the applicants to come up with their own, potentially even better, technology to present to the Planning Commission when filing for a permit. Attorney Genovich stated that "reasonable" is defined by the board upon application for a special use permit. Residents applying for this special use permit must be able to explain their technology and demonstrate how it is used to mitigate odor to the board.

**Motion was made by Member Rapin to recommend the amendments to the zoning ordinance to allow for commercial composting as a special use in the ARC, FP, and I zoning districts. Supported by Member Deering. Motion carried 9 to 0.**

Member Korstange thanked everyone on behalf of the subcommittee.

Chair Noordyke asked Planning Director Hilbrands to keep the committee informed on when the Township Board will be considering their recommendation. He also requested someone, preferably a subcommittee member, to be present during that Township Board meeting. Member Rissi and Planning Director Hilbrands previously met with Supervisor Lesperence to summarize the subcommittee's findings.

#### **ARTICLE 9. Old Business**

Member Rissi mentioned the airport land-use subcommittee that he will be chairing and asked if there were any members who wanted to be a part of it. He proposed holding the first meeting on July 28<sup>th</sup>. Members Korstange, Moxley, and Rapin agreed to be on the committee.

Member Moxley thanked everyone who has been a part of the Process Implementation subcommittee and shared that they would be making their final recommendation to the Board of Trustees at their meeting, later in the week.

#### **ARTICLE 10. Any Other Business**

There will be a meeting on July 18<sup>th</sup> to discuss a site plan and a special use permit.

**ARTICLE 11. Acknowledge visitors and those wishing to speak**

Luis Chen and Chandler Michalsky (5745 Whitneyville) thanked the Planning Commission and the Composting Use Subcommittee for their diligence and support in setting a process to allow for composting in Cascade Township.

**ARTICLE 12. Adjournment**

**Motion was made by Member Rissi to adjourn. Supported by Member Moxley. Motion carried 9 to 0. The meeting was adjourned at 8:08 P.M.**

Respectfully submitted,

Diedre Deering, Secretary

**Minutes**  
Cascade Charter Township  
Planning Commission  
Monday, July 18, 2022  
7:00 P.M.  
2870 Jacksmith Ave SE

**ARTICLE 1.** Chair Noordyke called the meeting to order at 7:00 P.M.  
Members Present: Noordhoek, Rowland, Rissi, Moxley, Noordyke, Korstange and Engel  
Members Absent: Rapin and Deering (excused)  
Others Present: Planning Director Brian Hilbrands, Zoning Administrator Madison Smith-Jacoby, and those listed on the sign-in sheet.

**ARTICLE 2. Pledge of Allegiance**

**ARTICLE 3. Approve the current Agenda**

**Motion was made by Member Rissi to approve the agenda. Supported by Member Moxley. Motion carried 7 to 0.**

**ARTICLE 4. Disclose any Conflicts of Interest**

There weren't any members with a conflict of interest to disclose.

**ARTICLE 5. Accept the Minutes of the Process Recommendations Subcommittee Meetings**

**Motion made by Member Noordhoek to accept the Process Recommendation Subcommittee meeting minutes. Supported by Member Engel. Motion carried 7 to 0.**

**ARTICLE 6. Acknowledge visitors and those wishing to speak on non-agenda items.**

There weren't any visitors that wished to speak on non-agenda items.

**ARTICLE 7. Case #22-3720/Ward**

**Requested Action:** The applicant is requesting approval of a Type 1 special use permit to allow for a 6-foot-tall fence in the front yard and road right of way.

Zoning Administrator Smith-Jacoby presented the case and explained that previously, the applicants had a fence with wooden posts that the road commission asked them to take down. Their solution is a temporary 6-foot-tall fenced-in enclosure they are requesting to have up during the growing season to keep deer out. This fence is made of 6-foot-tall stakes wrapped with netting that also has a small gated entrance. Since they are only requesting the fence to be up during certain times of the year, the board was advised to determine a specific date range the fence would be utilized in that area. Staff also received letters of support.

Robin Ward (1896 Country Brook), the applicant, thanked the board for reviewing his case. Ward clarified that the gated entrance to the fence will also come down seasonally. The timing for gate removal is contingent on frost, but he estimated putting

the fence up no later than May 1<sup>st</sup> and taking it down no earlier than mid-October, due to tomatoes thriving later in the year. He explained that they started this garden during the Covid-19 pandemic to grow fresh vegetables and the only good spot in the yard was right up front. They started this project with permanent wooden posts, without receiving an ordinance, which the Road Commission asked them to take down. Planning Director Hilbrands clarified that the Road Commission previously had concerns about someone driving off the road and hitting the wooden posts.

Member Rowland suggested the applicant cut down trees to put the permanent fence somewhere else in his yard but Ward explained that his property is on a hill and other parts of his yard contain solid oak trees which would be expensive to remove. Additionally, he mentioned it would impact the neighborhood's forest feel.

**Motion was made by Member Rissi to go to public hearing. Supported by Member Moxley. Motion carried 7 to 0.**

Roger Rittenhouse (8157 Bolt Dr) stated that he had previously written ordinances for two cities. He does not think the fence is an obstruction of view and thinks the posts would cause very little damage if someone were to hit them in a vehicle. The garden is great in appearance and some of the surrounding trees are over 100 years old. He also stated that the current garden placement is the only sunlit spot in the yard.

Charlotte Steigenga (1824 Country Brook), a neighbor of the Wards, stated their garden has been a wonderful place for people to congregate and that there was so much positivity throughout the neighborhood. Decorative flowers are planted in the yard making it look like a piece of artwork.

Maria Roccu (1827 Country Brook) is a neighbor of the Wards and a retired real estate attorney. She commended the Wards for graciously working with the township to make everything legal. She was in full agreement that this garden is beautiful and a work of art. Neighbors gather, discuss, and gain advice around this garden. She explained that she also has a garden with a 4-foot fence and it does not keep the deer out.

**Motion was made by Member Engel to close public hearing. Supported by Member Rissi. Motion carried 7 to 0.**

Member Rowland thanked everyone who attended and said that the board needs to hear from neighbors and people within the community. He also thought it was a good idea to come up with specific dates the fence could be up but thought May 1<sup>st</sup> through October 31<sup>st</sup> was too long. Member Korstange shared her understanding of tomatoes growing later if there's a warm fall.

Member Rissi did not understand how this met the ordinance since it is a see-through net, doesn't seem like a "fence", and is temporary. Planning Director Hilbrands clarified that the ordinance also factors in enclosures, but the fact that it is transparent and temporary helps their case in asking for a special use permit.

Member Noordhoek stated that he had no issue with this specific case, but he would still like to consider these enclosures on a case-by-case basis.

**Motion was made by Member Korstange to approve the special use permit to allow a 6-foot-tall fence in the front yard between the dates of May 1<sup>st</sup> and October 31<sup>st</sup> with a condition that the Road Commission has the right to remove any parts of the fence or garden within the right of way. Supported by Member Moxley. Motion carried 7 to 0.**

**ARTICLE 8. Case #22-3717/GDP Properties LLC, Douglas DeKock**

**Requested Action:** Site Plan Review for a 55,000 sq ft addition and parking lot renovations.

Planning Director Hilbrands presented the case to the Planning Commission. The applicant is requesting a 55,000 sq ft addition to an existing industrial building. After the addition, the total building size will equal just over 100,000 sq ft. The site includes two wings connected by an enclosed walkway and the applicant and property owner received a variance to allow for a property split with the proposed property line located between the two wings. This would result in a setback that is less than the required 25ft, for which they received a variance. The new building addition meets the 25ft setback, height requirement, and parking requirements of the zoning district. Since the walkway will need to be removed, he is recommending the applicant provide a \$20,000 bond to ensure that the walkway is removed.

The Fire and Building Departments have reviewed this plan and have indicated that each new building must be served by separate utilities per fire and building codes. The Township Engineers have also reviewed and approved the plans. They noted that the applicant must record a stormwater maintenance agreement. Photometric plans that meet township requirements have been submitted and a comprehensive landscape plan has been submitted with the recommendation to provide a \$10,000 landscape bond.

Staff recommended site approval for the 55,000 sq ft addition with the five conditions listed in the packets.

Doug DeKock, representing GDP Properties LLC, offered to answer any questions the board may have. Member Rowland asked if this will be a new location for the tenets and DeKock answered that they are moving and expanding their operation to this location.

Member Rissi wanted clarification that demolition of the building would take place on the south side and the applicant stated this was correct.

**Motion was made by Member Rissi to approve the site plan for the 55,000 sq ft addition with staff recommendations. Supported by Member Engel. Motion carried 7 to 0.**

**ARTICLE 9. Old Business**

Members Moxley and Rowland presented the findings of the Process Recommendations Subcommittee at the previous Township Board meeting. Member Noordhoek thought it was well done and has requested the board add it to their next agenda as the board didn't make a motion regarding the recommendation after the presentation.

**ARTICLE 10. Any Other Business**

Member Rissi requested the site address for each case be included under its heading on the agenda. He thinks it's easier for the public to know where the property is located and makes it easier for the board and community purposes.

Planning Director Hilbrands stated that the next Planning Commission meeting will be held on August 8<sup>th</sup> where they will discuss an accessory building.

**ARTICLE 11. Acknowledge visitors and those wishing to speak**

There weren't any visitors that wished to speak.

**ARTICLE 12. Adjournment**

**Motion was made by Member Engel to adjourn. Supported by Member Rissi. Motion carried 7 to 0. The meeting was adjourned at 7:40 P.M.**

Respectfully submitted,

Diedre Deering, Secretary

## STAFF REPORT

STAFF REPORT: Case #22-3722  
REPORT DATE: July 25, 2022  
PREPARED FOR: Cascade Charter Township Planning Commission  
MEETING DATE: August 8, 2022  
PREPARED BY: Madison Smith-Jacoby, Zoning Administrator

### APPLICANT:

#### **John Postma**

STATUS OF APPLICANT: Property Owner's father

REQUESTED ACTION: The applicant is requesting approval of a Type 1 Special Use Permit for a 30' x 40' accessory building.

EXISTING ZONING OF SUBJECT PARCEL(S): R1

GENERAL LOCATION: South of Hall Street and East of Cascade Road

PARCEL SIZE: Approximately 1.02 acre

PROPERTY LOCATION: **5479 Ranger Hills Drive SE, Grand Rapids, Michigan 49546**

EXISTING LAND USE ON THE PROPERTY: Residential

ADJACENT AREA LAND USES: N – residential  
E- residential  
S – residential  
W – residential

ZONING ON ADJOINING PARCELS: N – R1  
S – R1  
E – R1  
W – R1

**STAFF COMMENTS:**

1. The applicant is requesting permission to construct an accessory building on the property. The building will be 30' x 40' (1,200sq ft).
2. The building will be 12'6" tall as measured to the midpoint of the roof.
3. The carriage house is intended to house and display high end vehicles. There is no mechanical work or washing proposed as a use in the accessory building. There is no proposed commercial use. It should be noted that accessory buildings cannot be used for living space or to run a business.
4. The required setback in the side yard is 10' and rear yard setback is 25' minimum. The building will be setback 50' from both the side and rear yard, and no closer than the existing home is to the front property line.
5. Any outdoor lighting will have to meet our standards, requiring it to be shielded and downcast.
6. With less than 3 acres the applicant is only permitted one accessory building. There is currently no other accessory building observed on the property and this will be the first.
7. The building will be sided with a shingle roof, matching the residential look of the surrounding area and existing home.
8. There doesn't appear to be many accessory buildings in the nearby area but the proposed size is not uncommon for the Township.
9. Other approved building at this size, on a similar parcel size, have been approved in previous years. Around the corner on Hall Street a 2,200 square foot garage was approved on a 1.7-acre lot.

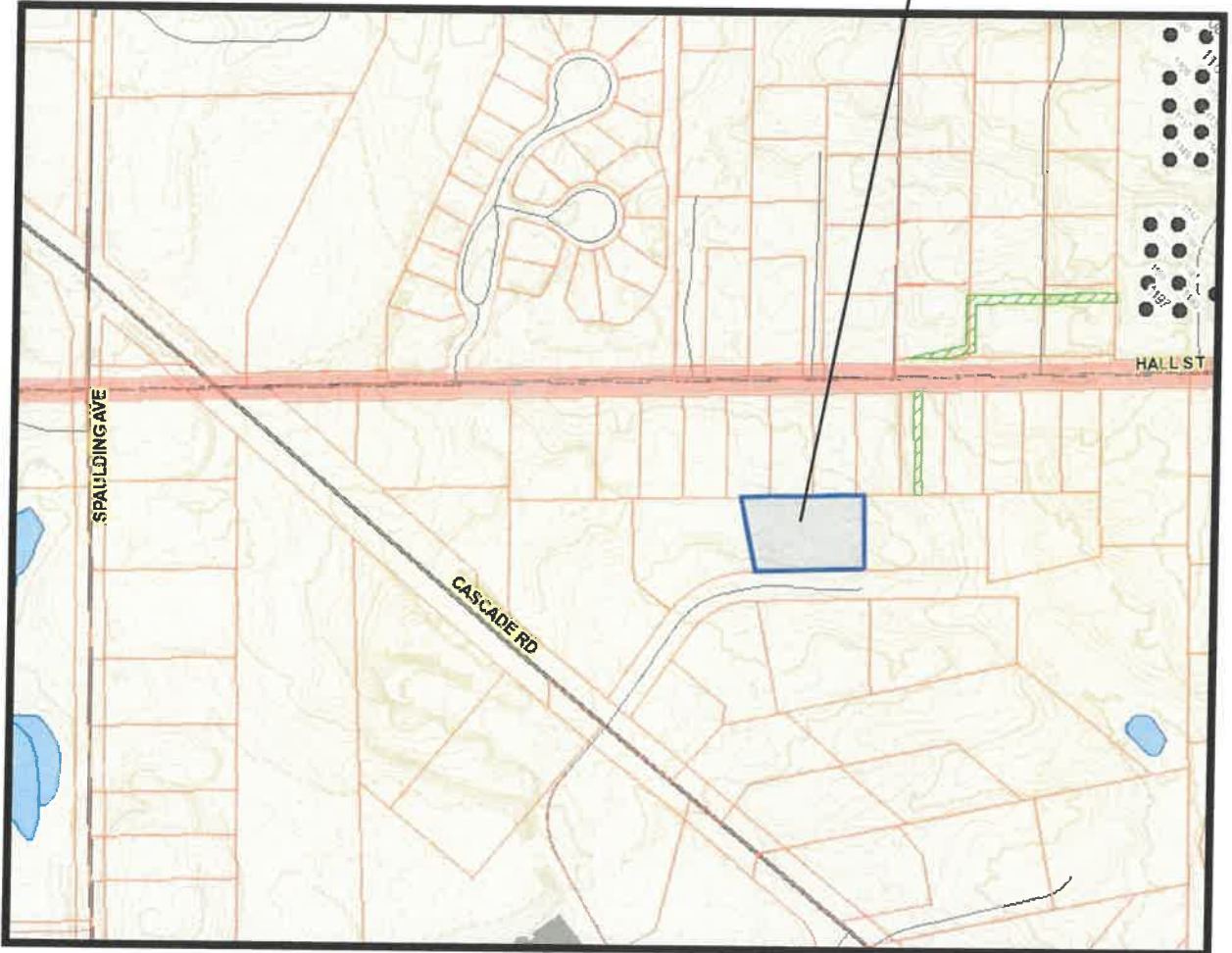
**Conditions for Special Use Permit Approval**

Upon review of a Type 1 Special Use Permit for an accessory building, Section 17.03(1)(a) of the Zoning Ordinance requires the Planning Commission to consider several factors. I have listed those items for your consideration followed by my comments for each.

Factors	Comment
The intended use of the building.	The applicant has indicated that the building will be used for storage of vehicles.
The proposed location, type and kind of construction and general architectural character of the building.	The building is planned to be sided with vinyl and a shingle roof.



5479 Ranger Hills Dr. SE Grand Rapids, MI





# CASCADE CHARTER TOWNSHIP

5920 Tahoe Dr. SE, Grand Rapids, Michigan 49546-7140

## PLANNING & ZONING APPLICATION

Will drop off \$100 fee

APPLICANT: Name: John Postma  
 Address: 5503 Penali Woods Dr. SE  
 City & Zip Code: Grand Rapids 49546  
 Telephone: 616-975-5623  
 Email Address: jpostmare@gmail.com

OWNER: \* (if different from Applicant)  
 Name: David Postma  
 Address: 5479 Ranger Hills Dr. SE  
 City & Zip Code: Grand Rapids 49546  
 Telephone: 616-682-0400  
 Email Address: DavidPostma21@gmail.com

NATURE OF THE REQUEST: (Please check the appropriate box or boxes)

<input type="checkbox"/> Administrative Appeal	<input type="checkbox"/> Administrative Site Plan Review
<input type="checkbox"/> Deferred Parking	<input type="checkbox"/> P.U.D. - Rezoning *
<input type="checkbox"/> P.U.D. - Site Condominium *	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Site Plan Review *	<input type="checkbox"/> Sign Variance Subdivision
<input checked="" type="checkbox"/> Special Use Permit	<input type="checkbox"/> Plat Review *
<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Other: _____ *

\* Requires an initial submission of 5 copies of the completed site plan

### BRIEFLY DESCRIBE YOUR REQUEST:\*\*

owner wants to build a 30x40 carriage House/  
Museum. Strictly for storage of high end vehicles.  
No washing of cars or mechanical work.

(\*\*Use Attachments if Necessary)

-SEE OTHER SIDE-

**Warranty Deed - Statutory Form**  
C.L. 1948, 565.151 M.S.A. 26571

KNOW ALL MEN BY THESE PRESENTS: That Joseph A. Geffert and Deborah Geffert, husband and wife, whose street number and post office address is 5479 Ranger Hills Drive Se, Grand Rapids, MI 49546-6443, convey(s) and warrant(s) to David Postma, whose street number and post office address is 5479 Ranger Hills Drive Se, Grand Rapids, MI 49546-6443 the following described premises:

**For APN/Parcel ID(s): 41-19-06-226-042**

Land Situated in the State of Michigan, County of Kent, Township of Cascade.

That part of the Northeast 1/4 of Section 6, Town 6 North, Range 10 West, described as: commencing at the Northeast corner of said Section; thence South 264.0 feet along the East line of said Section to the South line of Slater's Cascade Plat, according to the recorded plat thereof, as recorded in Liber 48 of Plats, Page 52, Kent County Records, extended east; thence South 89 degrees 30 minutes West 733.36 feet along the South line of said plat and the extension thereof to the place of beginning of this description; thence South 0 degrees 30 minutes East 168.20 feet; thence South 89 degrees 30 minutes West 247.64 feet; thence North 11 degrees 01 minutes 40 seconds West 171.08 feet to the South line of Slater's Cascade Plat; thence North 89 degrees 30 minutes East 278.89 feet to the place of beginning.

Together with an easement for ingress and egress over a 66.0 foot wide strip, the centerline of which is described as: commencing at the Northeast corner of said Section; thence South 264.0 feet along the East line of said Section to the South line of Slater's Cascade Plat extended east; thence South 89 degrees 30 minutes West 713.36 feet along the South line of said plat and the extension thereof; thence South 0 degrees 30 minutes East 201.20 feet to the place of beginning of this easement; thence South 89 degrees 30 minutes West 285.9 feet; thence Southwesterly 174.74 feet on a 183.0 foot radius curve to the left, the chord of which bears South 62 degrees 08 minutes 45 seconds West 168.17 feet; thence South 34 degrees 47 minutes 30 seconds West 239.79 feet to the North line of Cascade Road (100 feet wide) and the point of ending

Commonly known as: 5479 Ranger Hills Drive Se, Grand Rapids, MI 49546-6443

for the full consideration of Real Estate Transfer Valuation Affidavit filed herewith.

Subject to easements, reservations, restrictions and limitations of record, if any, and further subject to:

NONE

Attached and incorporated to this deed is the Private Road Notice.

## LEGAL DESCRIPTION

Order No.: 411177633RTA

For APN/Parcel ID(s): 41-19-06-226-042

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Land Situated in the State of Michigan, County of Kent, Township of Cascade.

That part of the Northeast 1/4 of Section 6, Town 6 North, Range 10 West, described as: commencing at the Northeast corner of said Section; thence South 264.0 feet along the East line of said Section to the South line of Slater's Cascade Plat, according to the recorded plat thereof, as recorded in Liber 48 of Plats, Page 52, Kent County Records, extended east; thence South 89 degrees 30 minutes West 733.36 feet along the South line of said plat and the extension thereof to the place of beginning of this description; thence South 0 degrees 30 minutes East 168.20 feet; thence South 89 degrees 30 minutes West 247.64 feet; thence North 11 degrees 01 minutes 40 seconds West 171.08 feet to the South line of Slater's Cascade Plat; thence North 89 degrees 30 minutes East 278.89 feet to the place of beginning.

Together with an easement for ingress and egress over a 66.0 foot wide strip, the centerline of which is described as: commencing at the Northeast corner of said Section; thence South 264.0 feet along the East line of said Section to the South line of Slater's Cascade Plat extended east; thence South 89 degrees 30 minutes West 713.36 feet along the South line of said plat and the extension thereof; thence South 0 degrees 30 minutes East 201.20 feet to the place of beginning of this easement; thence South 89 degrees 30 minutes West 285.9 feet; thence Southwesterly 174.74 feet on a 183.0 foot radius curve to the left, the chord of which bears South 62 degrees 08 minutes 45 seconds West 168.17 feet; thence South 34 degrees 47 minutes 30 seconds West 239.79 feet to the North line of Cascade Road (100 feet wide) and the point of ending

Project No. 220613  
 Date: June 9, 2022  
 For: John Postma  
 Re/Max Grand Rapids  
 4362 Cascade SE  
 Grand Rapids, MI 49546

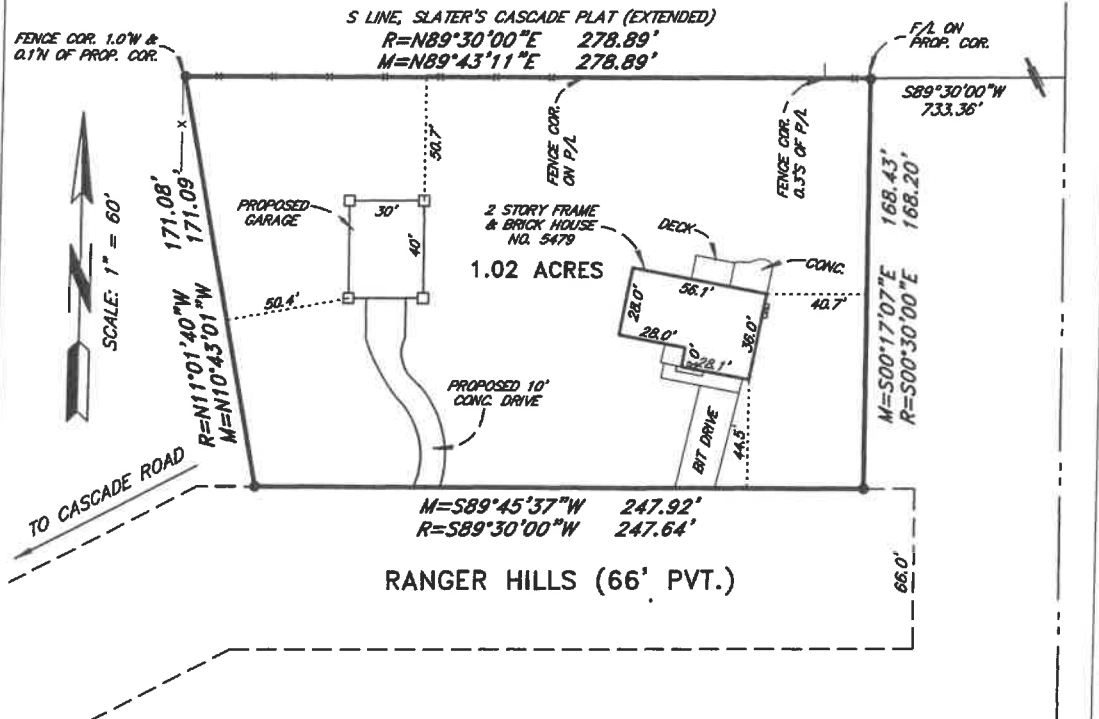
RE: David Postma  
 Prop. Address: 5479 Ranger Hills  
 Revised: June 28, 2022  
 (moved pr. garage)  
 Revised: July 14, 2022  
 (proposed drive)

LEGAL DESCRIPTION


NORTHEAST CORNER,  
 SECTION 6, T6N, R10W,  
 KENT COUNTY REMON.

That part of the Northeast 1/4 of Section 6, T6N, R10W, described as:  
 Commencing at the Northeast corner of said Section; thence South 264.0 feet  
 along the East line of said Section to the South line of Slaters's Cascade Plat,  
 according to the recorded plat thereof, as recorded in Liber 48 of Plats, Page 52,  
 Kent County Records, extended East; thence S89°30'W 733.63 feet along the South  
 line of said plat and the extension thereof to the place of beginning of this  
 description; thence S0°30'E 168.20 feet; thence S89°30'W 247.64 feet; thence  
 N11°01'40"W 171.08 feet to the South line of Slaters's Cascade Plat; thence  
 N89°30'E 278.89 feet to the place of beginning.

Together with an easement for ingress and egress over a 66.0 foot wide strip, the  
 centerline of which is described as: commencing at the Northeast corner of said  
 Section; thence South 264.0 feet along the East line of said Section to the South  
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 South line of said plat and the extension thereof; thence S0°30'E 201.20 feet to  
 the place of beginning of this easement; thence S89°30'W 285.9 feet; thence  
 Southwesterly 174.74 feet on a 183.0 foot radius curve to the left, the chord of  
 which bears S62°08'45"W 168.17 feet; thence S34°47'30"W 239.79 feet to the North  
 line of Cascade Road (100 feet wide) and the point of ending.



I hereby certify that the buildings and improvements are located entirely thereon and that said buildings and improvements are within the property lines and that there are no existing encroachments upon the lands and property described unless otherwise shown hereon.

<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>○ - IRON STAKE - SET</li> <li>● - IRON FOUND</li> <li>□ - WOOD STAKE</li> <li>R - RECORDED DIMENSION</li> <li>D - DEED DIMENSION</li> <li>P - PLATTED DIMENSION</li> <li>M - MEASURED DIMENSION</li> <li>CL - CENTERLINE</li> <li>-x- FENCE LINE</li> </ul>	<p><b>Roosien &amp; Associates</b>      SURVEYING AND ENGINEERING</p> <p>5055 PLAINFIELD AVENUE, NE      GRAND RAPIDS, MICHIGAN 49525      TELE. (616) 361-7220      FAX (616) 361-1822</p>	<p>STATE OF MICHIGAN      KEVIN JAY ROOSIEN      LICENSE NO. 4001031604      LICENSED PROFESSIONAL SURVEYOR</p>	<p>BY </p>
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Accessory Building Inventory 2010-2022 (5/10/22)

Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
11-3029	Korhorn	3480 Buttrick Ave	ARC	900	2.5	1,800
11-3052	Buckius	4900 Streamside Point	ARC	2,304	4.5	3,500
10 2999	Downing	1400 Windy Ridge	ARC	1,728	5.6	2,600
10 3010	Pepin	5640 McCords	ARC	2,400	10	3,000
10 3017	Halfmann	4590 Quiggle Ave	ARC	1,020	3.6	3,000
12-3070	Thornapple Pointe GC	7211 48th St	ARC			
12-3073	Burd	5630 Buttrick Ave	ARC	1,200	4.9	2,700
12-3077	Morris	5225 Buttrick Ave	ARC	2,432	5	2,000
12-3101	Hilbrands	6482 52nd St	ARC	1,536	80	1,500
13-3145	harold Cornelisse	8773 Running Deer Lane	ARC	1,440	10	2,200
14-3216	Gary Jehnke	5766 Buttrick Ave	ARC	1,920	7.6	1,800
15-3239	Chad Weldy	9575 52nd St	ARC	1,728	2.3	2,400
15-3256	Robert Harmon	4150 Cherry Lane	ARC	1,536	7.8	3,100
15-3260	Jay Nehls	3100 Foxfire Lane	ARC	1,575	5	4,000
15-3267	Paul Kucharczyk	9150 52nd St	ARC	1,728	2.9	1,500
16-3315	Roelofs	9554 52nd St	ARC	4,864	4.4	3,700
17-3379	Shaffer	8665 28th st	ARC	1,066	2.5	2,500
17-3404	Teppo	3777 Cherry Lane	ARC	2,720	8.3	3,000
17-3411	Ruby	8358 28th St	ARC	2,192	1.9	2,500
18-3439	McConnell	5470 McCords	ARC	15,120	160	1,600
18-3448	Van note	8233 28th St	ARC	1,800	4.3	2,500
18-3482	Seeley	9404 28th St	ARC	1,680	17	2,800
18-3483	Hillman	8790 52nd St	ARC	2,688	4	2,800
18-3486	DeMeester	9478 Grand River Dr	ARC	3,136	12	3,300
18-3496	Eisen	7233 60th	ARC	1,728	4.4	2,300
19-3511	Doering	5500 McCords Ave	ARC	1,200	160	1,600
19-3524	Tolan	8505 60th St	ARC	1,600	11	2,100
19-3529	Hulst	3717 Cherry Lane	ARC	1,600	8	3,300
19-3530	Howard	8125 45th St	ARC	1,200	2.9	2,900
19-3546	Swift	8730 52nd St	ARC	1,344	2.5	2,600
20-3589	Dykhouse	2645 Meadow Crossing	ARC	1,634	13	7,900
20-3598	Maslowski	9585 60th St	ARC	1,296	2	1,900
20-3601	Poolman	6667 60th St	ARC	4,288	4.5	3,800
20-3616	Staples	5288 Buttrick Ave	ARC	1,300	2.3	4,500
21-3637	Seely	4200 Cherry Ln	ARC	1,224	0.97	1,100
21-3638	Davis Flia Construction	6541 60th St	ARC	4,000	14.7	2,900

Accessory Building Inventory 2010-2022 (5/10/22)

21-3659	Lange	9205 28th St	ARC	1,600	3.4	2,800
21-3664	Eggleston	9091 36th St	ARC	1,680	9.2	2,900
21-3677	Elliott	6870 48th St	ARC	1,536	0.9	1,400
21-3682	Warren	5650 McCords Ave	ARC	1,561	2.9	2,700
22-3695	Downey	3030 Wood Duck Ln	ARC	3,456	4.6	5,100
12-3076	Lash	8951 Cascade Rd	FP	1,680	2.4	1,800
15-3265	Randy Gaskin	3505 Snow Ave	FP	1,536	2	1,400
18-3443	Carpenter	8650 36th St	FP	1,560	15	3,400
19-3531	Beatson	9100 Cascade Rd	FP	3,200	15	2,600
20-3600	Grzywacz	8683 Cascade Rd	FP	1,440	3.7	4,000
21-3625	Randall Burri Builder	4670 Quiggle Ave	FP	1,728	3.6	1,700
13-3161	Epoque Homes	1415 Ballybunion Dr	PUD	4,500	6	6,600
16-3314	Reynolds	5701 Buttrick Ave	PUD 52	1,256	2.2	2,500
18-3494	Stibitz	3494 Bloomington Hills	PUD 66	1,500	1.39	2,200
10 3008	Koetje/Proos	8091 Ashwood Dr	PUD 89	1,120	2.5	4,520
19-3561	Hayes	3570 Buttrick Ave	PUD 61	1,200	2.2	2,600
21-3619	Krause	2439 Sturbridge Dr	PUD 65	1,728	6.6	4,000
21-3631	Bigger	4983 Clear Ridge Dr	PUD 72	1,200	1.2	2,800
22-3707	Harwood	8189 Ashwood Dr	PUD 89	1,260	1.9	4,550
10 3001	Ike	4390 Whitneyville	R1	1,200	3.8	1,000
10 3014	Borisch	5333/5200 Dayenu	R1	2,304	44	6,000
12-3082	DeVos	2020 Devonwood Lane	R1	8,500	35	17,000
14-3184	Jon DeGraff	6960 Thornview	R1	1,520	4.6	3,500
14-3185	James Hackett	1547 Briarcliff Dr	R1	1,400	2.2	7,500
14-3190	Aaron Schaap	1910 Laraway Lake Dr	R1	2,604	13	8,200
14-3197	John Shipley	7373 Biscayne Way	R1	1,000	2.6	3,200
15-3241	John Borisch	5200 Dayenu Dr	R1	3,000	9	6,000
15-3253	Derek Benedict	1961 Steketee Woods Lane	R1	1,936	2.9	6,900
15-3257	Jeff Shull	7500 Buttrick Park Dr	R1	1,440	3.03	3,600
15-3290	Hockstra	1350 Briarcliff	R1	1,232	1	4,000
16-3301	Keeler	8100 45th st	R1	1,504	1.2	2,500
16-3311	Borisch	5292 Dayenu	R1	5,000	3.8	5,000
16-3337	Romence	5752 Hall St	R1	1,200	1.7	2,200
16-3352	Rise	8200 48th st	R1	1,600	1.05	3,000
17-3383	Popp	1360 Briarcliff	R1	1,200	1.16	4,800
17-3417	Salmon	6350 Cascade Rd	R1	1,440	4.6	1,300
18-3452	Kortman	4555 Little Harbor Dr	R1	1,296	0.95	3,000

Accessory Building Inventory 2010-2022 (5/10/22)

18-3474	Rowland	4250 Whitneyville Ave	R1	1,300	5	2,800
18-3480	Stachowiak	7871 Shadybrook	R1	1,800	2	2,200
18-3481	Doezema	5625 Alaska Ave	R1	1,944	5	2,000
19-3567	Brinks	1596 Buttrick Ave	R1	1,296	1.5	2,700
20-3595	Mayton	1468 Buttrick Ave	R1	1,326	1.8	4,700
21-3621	Engler	7080 Hidden Ridge	R1	3,312	4.4	7,000
21-3652	Waugh	7630 Cascade Rd	R1	1,200	1.8	2,000
21-3685	Renucci	5175 Buttrick	R1	2,520	55	
22-3699	D. Carpenter Homes	2011 Devonwood	R1	1,320	3.3	9,700
22-3702	Underwood	7675 Sudbury Ln	R1	1,292	2.4	3,100
22-3703	Matthews	8320 45th St SE	R1	1,200	1.3	1,550
11-3028	Slauer	3824 Goodwood Dr	R2	900	0.88	3,500
Case	Name	address	Zoning	accessory building sq.ft	acres	home (FLS)
Avg				2,079	10.70	3,448
Avg ARC				2,274	15.33	2,790
Avg FP				1,857	6.95	2,483
Avg PUD				1,721	3.00	3,721
Avg R1				1,996	7.55	4,516